



City of Santa Barbara
Airport Department

DATE: April 21, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Amendment to Lease No. 20,629 between Kenneth Hall, dba Goleta Building Materials and the City of Santa Barbara

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a Lease Amendment to Agreement No. 20,629, dated May 30, 2002, with Kenneth Hall, a Sole Proprietor, dba Goleta Building Materials for 3,200 square feet of Building 224 at 6100 Francis Botello Road, 31,882 square feet of land, at 91 Frederic Lopez Road, and 14,690 square feet of land at 90 Frederic Lopez Road, at the Santa Barbara Airport, effective April 1, 2010, for a monthly rental of \$10,378 exclusive of utilities.

DISCUSSION:

The subject Premises is located north of Hollister Avenue in an Airport Industrial (AI-1) zone.

Goleta Building Materials has been an Airport tenant since 1963, operating a rock, sand, and gravel yard with auxiliary retail sales of associated landscaping materials. The use conforms to existing zoning.

Because of current economic conditions, Mr. Hall wishes to consolidate his operation and relinquish 800 square feet of Building 224 and 4,402 square feet of land.

The proposed monthly rental is based on a rate of \$.15 per square foot, for the land and \$1.06 per square foot for the building space for a total monthly rental of \$10,378. This represents a savings to Mr. Hall of \$1,936 per month. The rental rates are comparable to other land on the Airport for similar use and in similar condition.

The proposed Lease Amendment Agreement was negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map